

**FAIRVIEW PLANNING AND ZONING COMMISSION
MEETING MINUTES
NOVEMBER 13, 2025**

The Planning and Zoning Commission met on November 13, 2025 at 7:00 PM at 372 Town Place, Fairview, Texas.

Commissioners present: Chair John Adler and Vice Chair Dennis Swingle, and Commissioners Ben Kuehne, Darrell Sims, Clay Medley, Renee Powell, and Willis White.

Staff present: Planning Manager, Israel Roberts; Town Engineer, James Chancellor; and Town Secretary, Joshua Stevenson.

1. Call to Order

The Chair called the meeting to order at 7:00 PM upon determining a quorum was present.

There were approximately twelve (12) members of the public present when the meeting was called to order.

2. Citizen's Comments (for Non-Public Hearing Items)

Chair Adler called for citizen comments.

There were none when called for.

Chair Adler closed citizen comments.

3. Action/Discussion Items

- a. Approve the minutes of the August 14, 2025, regular meeting of the Planning and Zoning Commission

Chair Adler called for this item.

Commissioner Powell identified an error in the minutes with a missing motion.

Chair Adler tabled the minutes to the next Planning and Zoning meeting for the changes to be made.

- b. The Planning and Zoning Commission acting as the Tree Board under Ordinance No. 2009-5-5C will consider and take action regarding the Town's Annual Tree City USA Recertification application.

Chair Adler called for the item.

Mr. Chancellor spoke regarding this item.

The Commission and staff had discussion regarding this item.

The Commission passed the motion by Vice Chair Swingle, seconded by Commissioner Sims, to approve staff to submit an application for recertification regarding the Town's Annual Tree City USA in a vote of Yes 7, No 0, Abstained 0.

4. **Public Hearings**

- a. Conduct a public hearing, consider and take action on a request for approval of a Conditional Use Permit (CUP) for a sports court. The 1.19-acre site is located at 651 Louise Drive and is zoned for the (RE-1) One-acre Ranch Estate District. Applicant: Joel Catalano, North Texas Stone representing owner Kenneth Donaldson.

Chair Adler called for the item.

Mr. Roberts spoke regarding this item. Staff recommended approval.

The Commission and staff had discussion regarding this item.

Chair Adler opened the public hearing.

The property owner spoke regarding this item.

The Commission and the property owner had discussion regarding the application.

Kari Malone, Chamberland HOA President, no address given, spoke in opposition to the item.

The Commission and the Chamberland HOA President had discussion regarding the item.

Michael Mahan, 621 Irene Lane, spoke in opposition to the item.

Rick Haddock, 631 Irene Lane, spoke in opposition to the item.

Janet Littlefield, 927 Barksdale Creek Lane, spoke in opposition to the item.

[No Name Given], 927 Barksdale Creek Lane, spoke in opposition to the item.

John Hendry, no address given, spoke regarding the item.

Beth Haddock, 631 Irene Lane, spoke in opposition to the item.

The property owner spoke again regarding the item.

The Commission and the property owner spoke regarding the item.

Chair Adler closed the public hearing.

The Commission had discussion regarding this item.

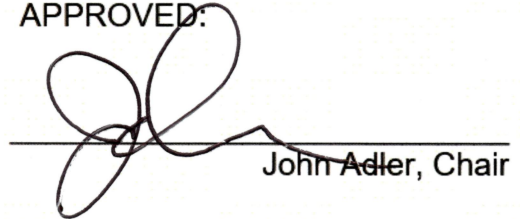
The Commission passed the motion by Vice Chair Swingle, seconded by Commissioner Powell, to approve a request for approval of a Conditional Use Permit (CUP) for a sports court at 651 Louise Drive as presented in a vote of Yes 7, No 0, Abstained 0.

5. **Adjourn**

Chair Adler adjourned the meeting at 8:08 PM.

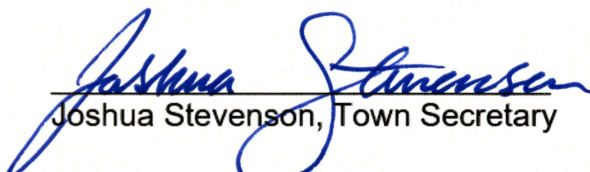
These minutes were approved by the Planning and Zoning Commission on December 11, 2025.

APPROVED:



John Adler, Chair

ATTEST:



Joshua Stevenson, Town Secretary
Town of Fairview, Texas